

Planning Board Meeting Minutes

Wednesday, November 13, 2013

7:30 PM

Planning Board Members: Richard Benner, Robert Pratt, Larry Choate, William Leppanen, Dale Martin. Alternate: Ed Strollo

Code Enforcement Officer: Scott Bickford

Lawyers: Paul Gibbons, William Dale

Present: Nancy Colson, Claire Perry, David Jennings, Kerry Alterio, Ed Collins, Richard Carver, Annie Higbee, Doug Johnson, Leah Johnson, William Gartley, Sue Choate

7:30 PM Meeting called to order

Larry Choate made a motion to accept the September 11, 2013 minutes as written, William Leppanen seconded it. All in favor.

1. DOUG & LEAH JOHNSON - 5 CASTLEWOOD LANE (MAP 7, LOT 202)
Application to restore and add an addition to existing structure in the Shoreland Zone. They are represented by Paul Gibbons.

Paul Gibbons reviewed the Johnsons proposed plans for the property as a refresher.

He also reviewed Section 12, C, 3 Shoreland Zoning Ordinance (For structures located less than 75 feet from the normal high-water line of a water body, tributary stream or upland edge of a wetland, the maximum combined floor area for all structures is 1,000 square feet, and the maximum height of any structure is 20 feet or the height of the existing structure, whichever is greater.) does not apply to this project in his opinion.

William Gartley (Gartley and Dorsky, Engineering & Surveying) was introduced. He was the Civil Engineer who worked on the blue print for this project.

William Dale (Town Lawyer) asked these questions about the property.

1. use issue - last five years - has anyone been living in it?
2. Are the new owners fixing it up?
3. He also asked about when the last time someone had lived or stayed in it?
4. Has anyone put a roof on it, windows, paint it or done anything to it for the last 20 years?

Claire Dean Perry said she grew up on the property next door to the Johnsons & has seen no one living in the building for the last 20 years. This is since the original owner brought it. She said that the building has always been there. The Town has fallen short & a cousin wanted to buy it. The cousin wrote to the town to find out about building on it. 1st site evaluator said it couldn't happen. Then when Mr. Johnson purchased it the 2nd site evaluator said it could be.

Richard Benner made a motion that the use and structure has been discontinued to reconstitute this use. Larry seconded it. William Leppanen voted against it, Dale Martin voted against it, Robert Pratt voted to abstain. Motion failed. Alternate can't vote because he wasn't an Alternate at the last meeting.

Motion is Dead.

William Leppanen made a motion to have the building moved back 10 feet as Paul Gibbons suggested. Dale Martin Seconded it. Larry Choate voted no. Richard Benner voted no.

Motion is Dead.

Paul Gibbons asked a few minutes with his client. They came back in and said they would be willing to let the Alternate vote if he felt confident enough. Ed Strollo said he would like more time to review all of the information provided.

Larry Choate made a motion to table it until next meeting. The motion was seconded and accepted. This was tabled until next months' meeting on December 11, 2013.

2. Annie Higbee - Makers Cove Road (Map 001-028) Foundation Replacement.

Annie Higbee asked that the Planning Board let her replace a cinder block foundation with a poured foundation on her property. The reason she is going to the Planning Board is because it is near the water. Richard Benner requested she move the building/foundation back. She does not want to move the building back because of electrical lines. She just wants to raise it up and do the foundation.

Richard Benner made a motion to have a regular foundation put in and let her raise it up while doing it, but an amended permit needs to be done from the DEP. A copy must be given to Code Enforcement Officer, Scott Bickford. Larry Choate seconded it. All in Favor.

3. Kerry Alterio - Headacre Farm Road - Proposed changes in Zoning Ordinance Rural Residences. Ed Collins, Esq. is representing Mr. Alterio. Mr. Alterio would like to have farm to table dinners, weddings, fund raisers at his farm. He owns

17 acres of land. He would not put a building up, just have tents, so this would be a seasonal thing. They will be using port-a-potties. They are going to limit the number of functions that they host a year. They are going to put 15 acres as the minimum size for the change.

10:15 PM Ed Collins and Kerry Alterio are going to amend their proposal and come back to the Planning Board the next meeting with a review their proposed changes.